



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE July 15, 2005 EFFECTIVE DATE July 29, 2005	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT West Bay Co LLC	ORIGINAL
SUBJECT Request by West Bay Company, LLC, for a Minor Use Permit to allow a 1,300 square foot pre-1976 mobile home as a farm support quarters unit. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs. No site disturbance is proposed as part of the project. The proposed project is within the Agriculture land use category and is located at 4665 Santa Maria Mesa Road, approximately 10 miles east of Highway 101 via the Betteravia Road exit, east of the City of Santa Maria. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00209 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on May 31, 2005 (ED04-534).			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 090,431,010	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None Applicable to this project			
LAND USE ORDINANCE STANDARDS: 22.08.163- Individual Mobile Homes Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 29, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Vineyard, agricultural accessory buildings, row crops			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/Crops South: Agriculture/Crops East: Agriculture/Crops West: Agriculture/Crops			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Agricultural Commissioners office, Cal Trans, Regional Water Quality Control Board, Nipomo Community Advisory Council, City of Santa Maria	
TOPOGRAPHY: Level to steeply sloping	VEGETATION: Grasses, row crops, vineyard
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: April 29, 2005

DISCUSSION

PROJECT HISTORY: This Minor Use Permit is to allow a 1,300 square foot pre-1976 mobile home as a farm support quarters unit.

LAND USE ORDINANCE STANDARDS: The project meets the requirements of Section 22.30.450 of Title 22 of the San Luis Obispo County Code for location, minimum site area and setbacks. Because the proposed mobile home is not visible from any public road, the applicant is requesting a waiver of the exterior design standards of Section 22.30.450(E) of Title 22 of the San Luis Obispo County Code.

COMMUNITY ADVISORY GROUP COMMENTS: The Nipomo Community Advisory Council had no comments.

AGENCY REVIEW:

Public Works – No concerns.

Agricultural Commissioners Office – No comments received

CalTrans – No comments received

Regional Water Quality Control Board – No comments received

City of Santa Maria – No comments received

LEGAL LOT STATUS:

The one parcel was created by a map, when this was the legal method for creating parcels.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the proposed mobile home is an existing mobile home on the same site having the same purpose and capacity.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed mobile home does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed mobile home is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Bob Woods Drive, a local road constructed to a level able to handle any additional traffic associated with the project
- G. Because the proposed mobile home will not be visible from any public road, waiver of the exterior design standards for siding, roof material and roof overhangs will not create a significant visual impact.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. a 1,300 square foot mobile home for use as a farm support quarters unit
 - b. a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs
 - c. maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Services

5. At the time of application for construction permits, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
6. At the time of application for construction permits, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed or is installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

7. Prior to issuance of a construction permit, the applicant shall pay all applicable school and public facilities fees.

Covenant and Agreement

8. Prior to issuance of a construction permit, the applicant shall enter into an agreement, in a form acceptable to County Counsel, which restricts the residence to farm support quarters.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

9. Prior to occupancy or final inspection, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
10. Prior to occupancy of any structure associated with this approval, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

11. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
12. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

3F

APR - 4 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/1/05

FROM

DW

FROM
TO

South Co. Team

(Please direct response to the above)

WEST BAY CO.

DRC 2004-00209

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: MUP -> Relocate 1300 SF 1974 mobile home to new site w/in SW Co. limits from S.B. Co. limits. Located approx. 10 miles east of Hwy. 101 off Betteravia & White Rock Road. APN: 090-431-010. 71.12 acres

Return this letter with your comments attached no later than:

4/15/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - NO CONCERNS

21 April 2005
Date

Goodwin
Name

5252
Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

DRC2004-00209

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan |
| <input type="checkbox"/> Zoning Clearance | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Surface Mining/Reclamation Plan | <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name West Bay Co LLC Daytime Phone 805-969-5803
Mailing Address 132 E Carlsbad St Zip _____
Email Address: SBA, Ca. 93101

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☒ Agent Name Greg Phelan Daytime Phone (805) 937-2506 x205
Mailing Address 4705 Santa Maria Mesa Rd. Zip 93454
Email Address: g.phelan@pinnacle.com

PROPERTY INFORMATION

Total Size of Site: 71.12 acres Assessor Parcel Number(s): 090-431-010

Legal Description: _____

Address of the project (if known): _____

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101 to Bettelavia off ramp, East on Bettelavia for approx 10 miles. Turn into Santa Maria Mesa Rd. then left on White Rock Road.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Winery Building, Wine Grapes, Vegetable acreage.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Move in of 1974 Mobile Home which is approx. 1300 sqft. Currently located on property in S.B. County. Want to move across border to SLO County.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature West Bay Co LLC by Thomas R. Ramesby, Budget Street Assoc. Date March 28, 2005

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

DRC2004-00209

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|
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☐ Landowner Name West Bay Co LLC Daytime Phone 805-969-5803
Mailing Address 132 E Castillo St Zip _____
Email Address: SBA, Ca. 93101

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☒ Agent Name Greg Phelan Daytime Phone (805) 937-2506 x225
Mailing Address 4705 Santa Maria Mesa Rd. Zip 93454
Email Address: gphelan@pienavido.com

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PROPOSED PROJECT

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Moved in of 1974 Mobile Home which is approx. 1300 sqft. Currently located on property in S.B. County. Want to move across River to SLO County.

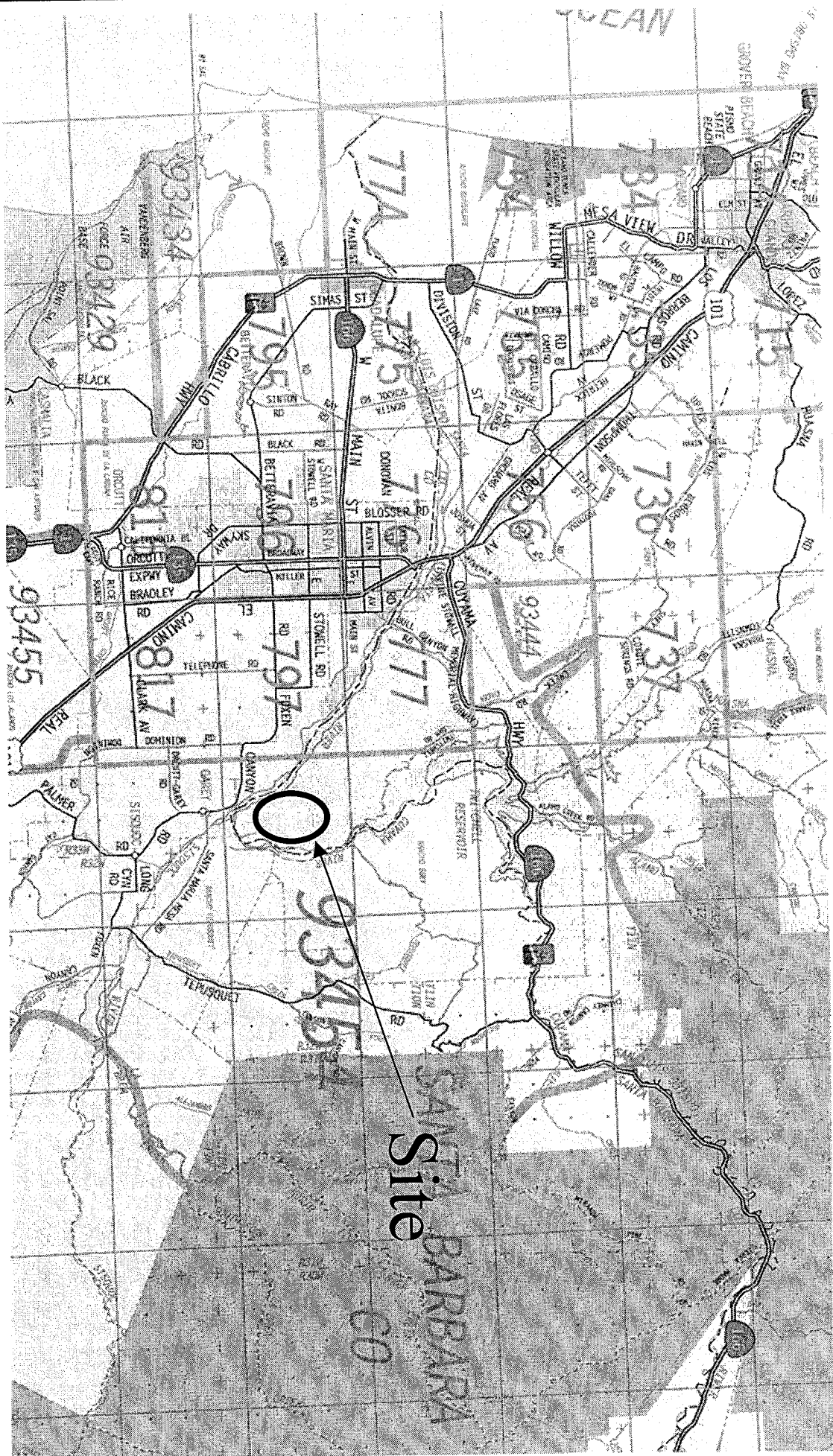
LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature West Bay Co LLC by Thomhill Ranches by Budget Street Assoc
by Stephen B. M. Ole Date March 28, 2005

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

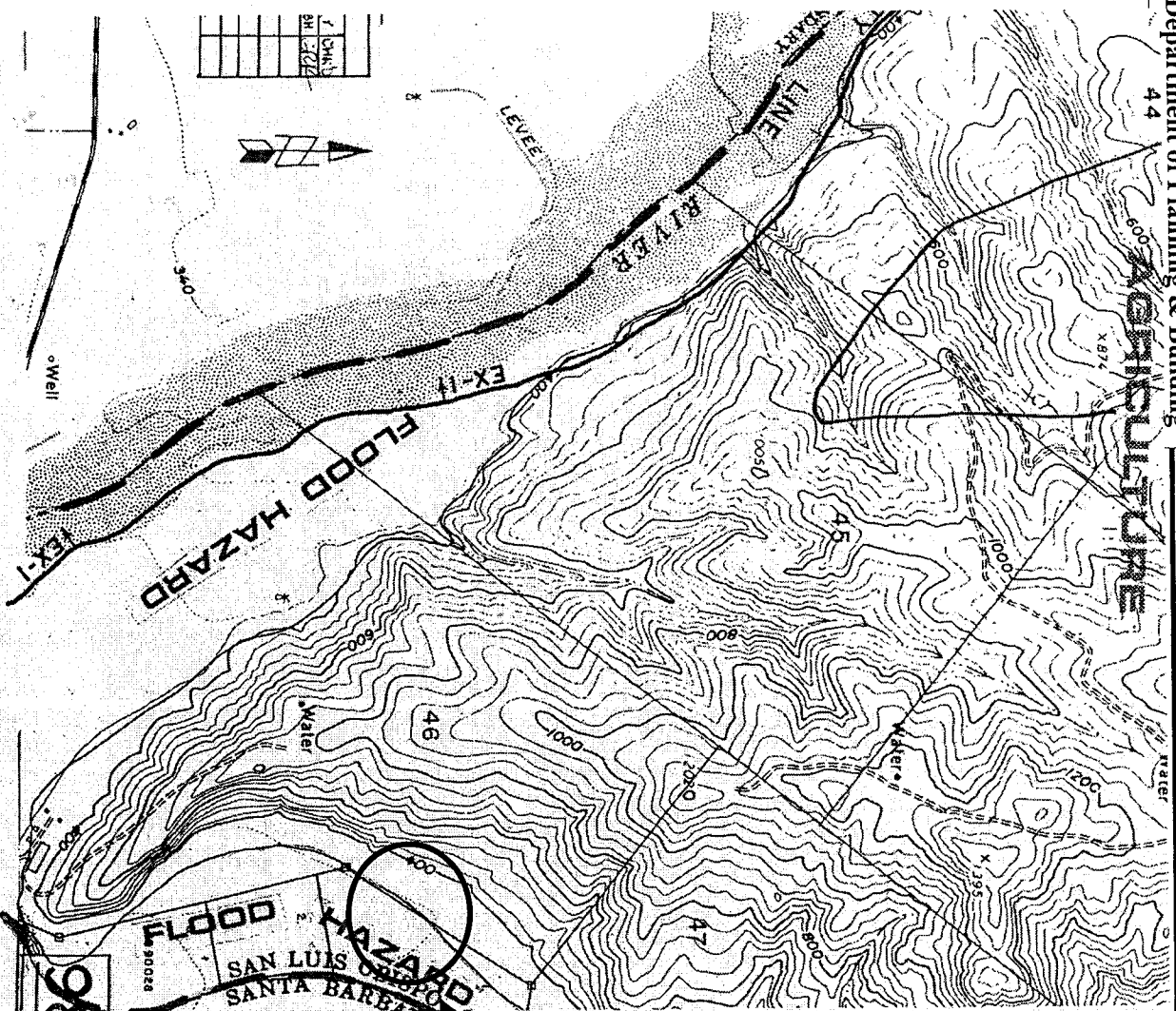


Project
West Bay LLC Minor Use Permit
DRC2004-00209



Exhibit
VICINITY MAP

AGRICULTURE



Site

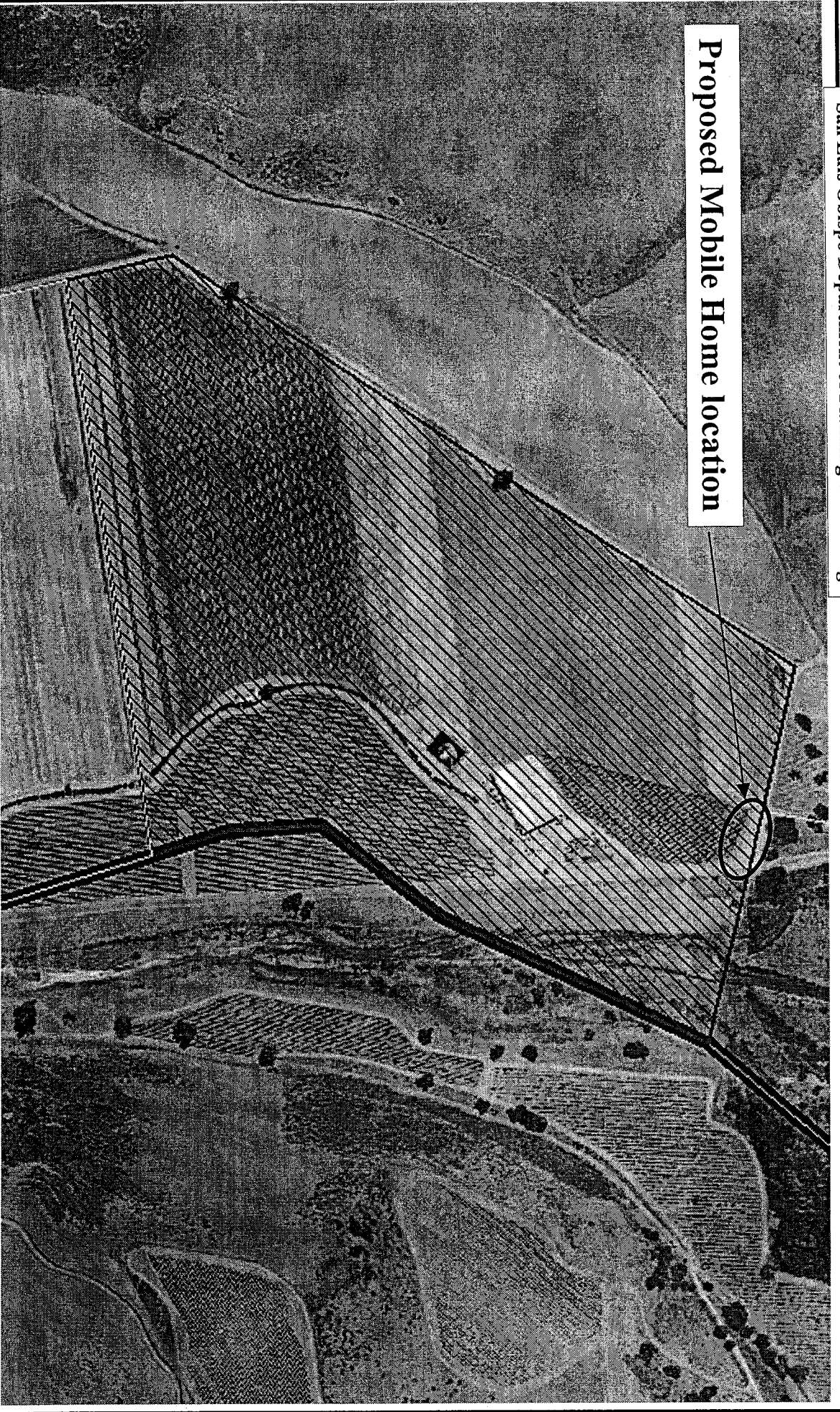
Project
West Bay LLC Minor Use Permit

DRC2004-00209



Exhibit
Land Use Category Map

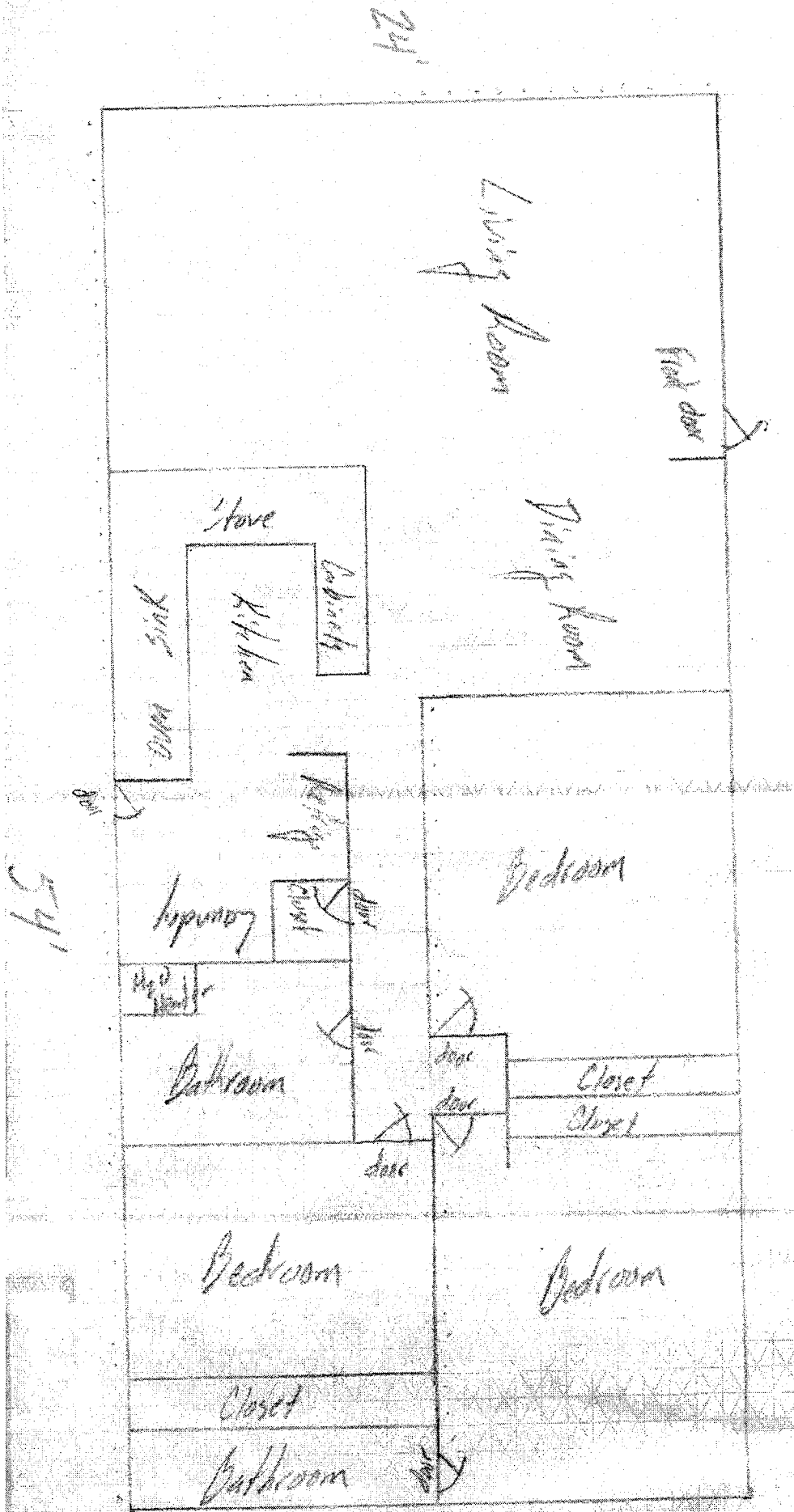
Proposed Mobile Home location



Project
West Bay LEC Minor Use Permit
DRC2004-00209



Exhibit
Site Plan

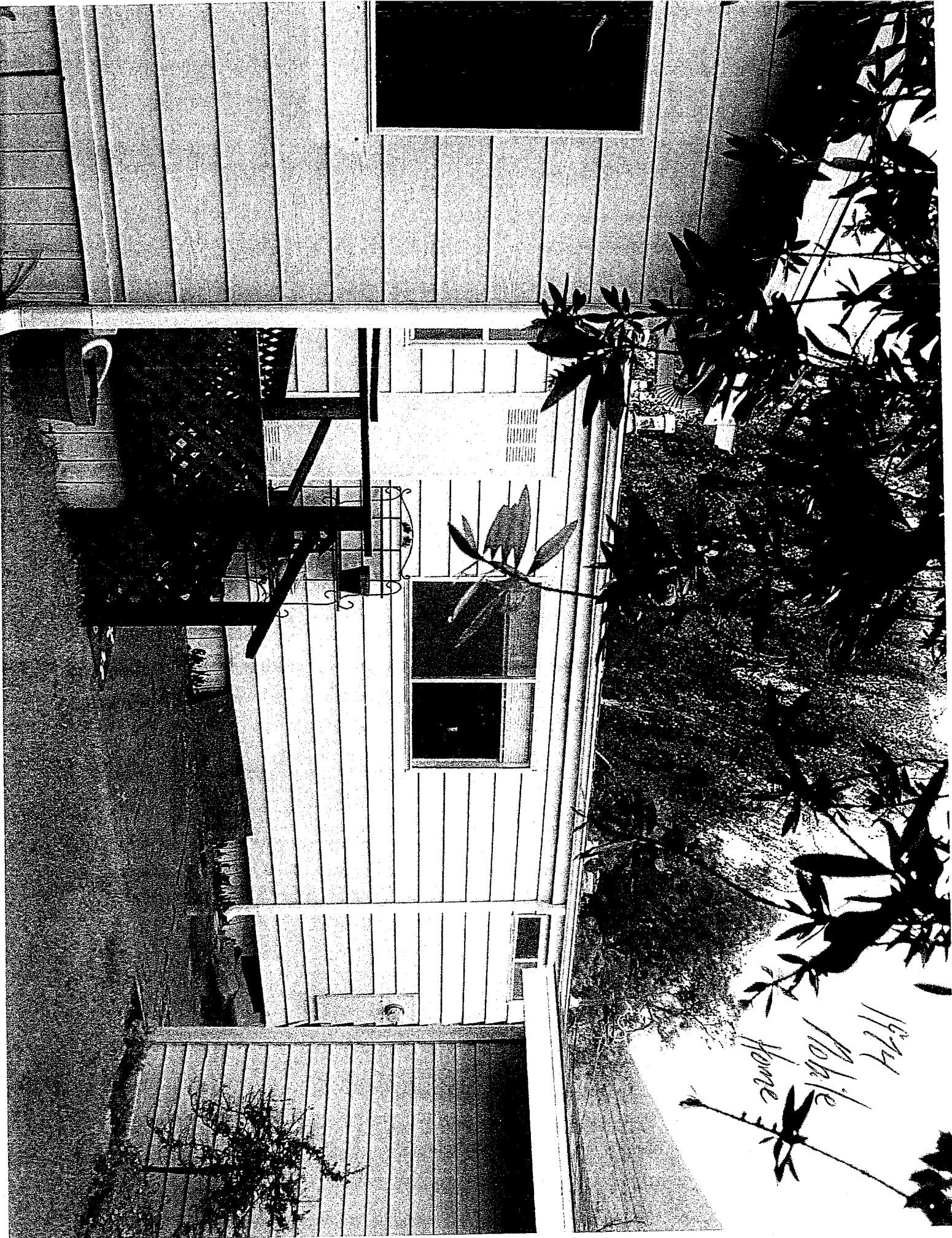


Project
West Bay LLC Minor Use Permit

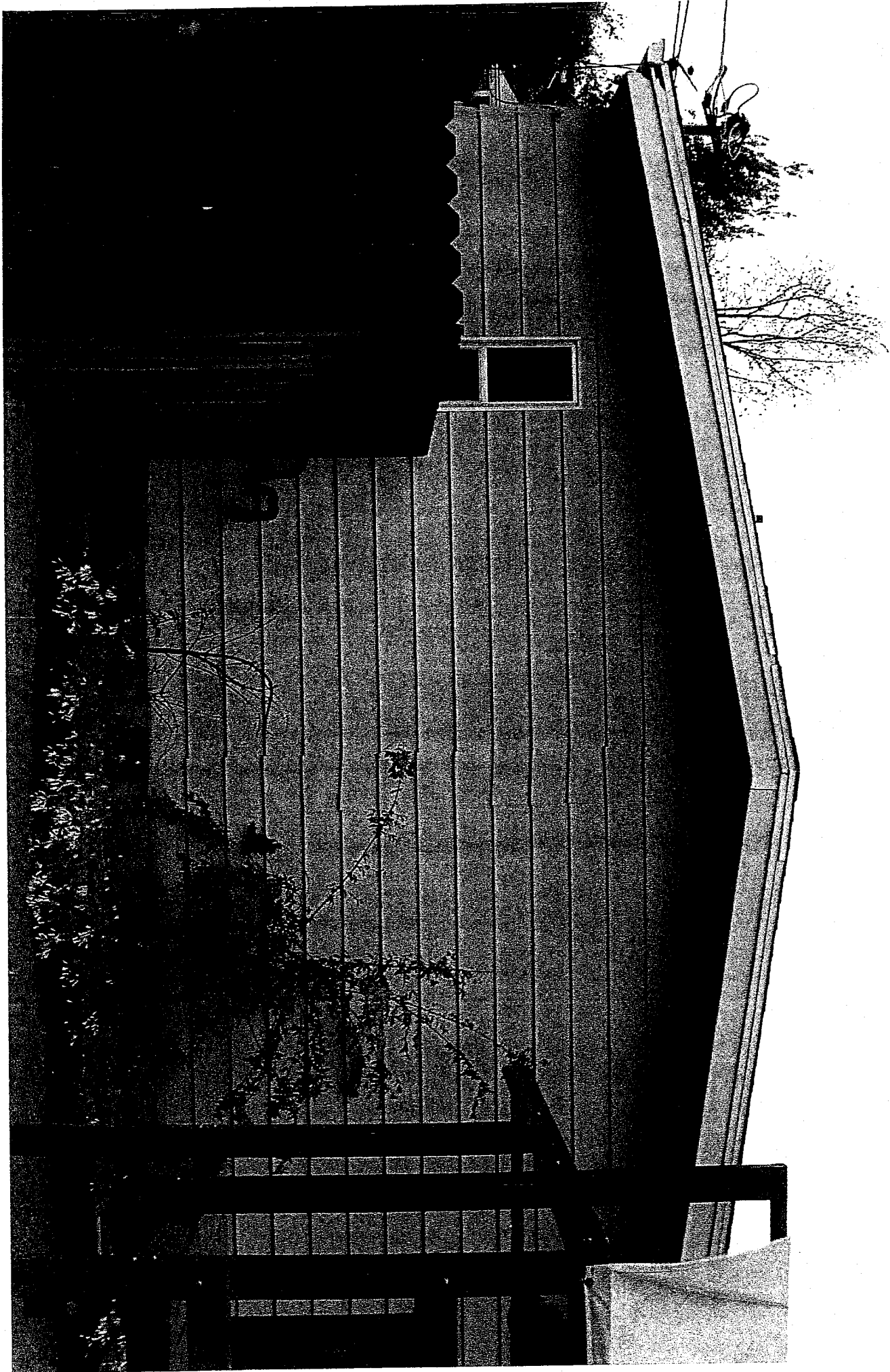
DRC2004-00209



Exhibit
Floor Plan



1994
Noble
Home



1994 Noble Home

1924 Mobile Home

